



City of Seattle

Department of Planning and Development

Diane M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3013142

**Applicant Name:** Doug Hannam

**Address of Proposal:** 2647 NW 56<sup>th</sup> St

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one development site into four unit lots. The construction of residential units has been approved under Project #6275384. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.

The following approval is required:

**Short Subdivision** – to subdivide one parcel into four unit lots pursuant to Seattle Municipal Code (SMC) 23.24.

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS  
☐ DNS with conditions  
☐ DNS involving non-exempt grading or demolition, or involving another agency with jurisdiction.

**BACKGROUND DATA**

**Zoning:** Multi-family, Lowrise 3 (LR3).

**Future uses on Site:** Two, 2-unit townhouse with parking within each townhouse for four (4) vehicles.



Substantive Site Characteristics:

This 4,502.40 square foot site (the “parent lot”) is a rectangular lot that fronts on NW 56<sup>th</sup> St. The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to subdivide the “parent lot” into four unit lots with the following lot areas: Unit Lot A) 1,301.00 square feet; Unit Lot B) 1,301.20 square feet; Unit Lot C) 915.00 square feet; and D) 985.20 square feet.

Pedestrian access from NW 56<sup>th</sup> St to Unit Lots C and D is over the western five (5) foot portion of Unit Lot A. Pedestrian access to Unit Lots A and B is directly from NW 56<sup>th</sup> St.

Vehicular access from alley to all Unit Lots is from a shared easement on the western and central portion of the ‘parent lot’.

A building permit for a two-unit townhouse has been reviewed and approved under Project #6275384. The subject of this analysis and decision is limited to the subdivision of land.

Notices and Public Comments

Notice of application was published on March 15, 2012. The required public comment period ended on March 28, 2012. The Land Use Application file is available at the Public Resource Center located at 700 Fifth Ave, Suite 2000<sup>1</sup>.

**ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

- 1. Conformance to the applicable Land Use Code provisions, as modified by this chapter;*
- 2. Adequacy of access for pedestrians, vehicles, utilities and fire protection, as provided in Section 23.53.005; Access to lots; and Pedestrian access and circulation as provided in 23.53.006;*
- 3. Adequacy of drainage, water supply, and sanitary sewage disposal;*
- 4. Whether the public use and interests are served by permitting the proposed division of land;*
- 5. Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
- 6. Whether the proposed subdivision of land is designed to maximize the retention of existing trees; and*

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<sup>1</sup> <http://www.seattle.gov/dpd/PRC/LocationHours/default.asp>

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing; and*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

### Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), Seattle City Light, the Building Plans Examiner, the Drainage Section of DPD, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. Detailed discussion of Criterion #7 follows below.

The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply, and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in an environmentally critical area — therefore SMC 25.09.240 is not applicable — additionally this regulation does not apply to unit lot subdivisions. Tree and other landscaping requirements were considered under the building permit review. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional owner-occupied housing opportunities in the City.

### ANALYSIS –UNIT LOT SUBDIVISION (CRITERION #7)

Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

- A. *The provisions of SMC Section 23.24.045 apply exclusively to the unit subdivision of land for townhouse, row house and cottage housing developments, as permitted in Single-Family RSL and Lowrise zones.....*
- B. *Sites developed or proposed to be developed with dwelling units listed in subsection A above, may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that any private, usable open space for each dwelling unit shall be provided on the same lot as the dwelling unit it serves.*

- C. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.*
- D. Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space (such as common courtyard space for cottage housing), and other similar features, as recorded with the Director of the King County Department of Records and Elections.*
- E. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, as recorded with the Director of King County Development of Records and Elections.*
- F. The fact that the unit lot is not a separate buildable lot, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with the Director of the King County Department of Records and Elections.*

#### Summary - Unit Lot Subdivision

Review of this application shows that the proposed subdivision would conform to applicable standards of SMC 23.24.045 subject to the conditions imposed at the end of this decision. The proposed development is two 2-unit townhouses. The new structures, as reviewed under their separate building permits, conform to the development standards for the time the permit application was vested. To assure that future owners have constructive notice that additional development may be limited; the applicant will be required to **add a note to the face of the plat that reads as follows:** *“The unit lots created by unit lot subdivision are not separate buildable lots. Additional development on any individual unit lot in this unit lot subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code.”* A joint use and maintenance agreement will be required as conditioned at the end of this decision.

#### **DECISION – UNIT LOT SUBDIVISION**

The proposed Unit Lot Subdivision is **CONDITIONALLY GRANTED.**

#### **CONDITIONS – UNIT LOT SUBDIVISION**

##### Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Include the Joint Use/Maintenance Agreement on the final plans which shall include, if needed, the common side sewer and storm drainage that will serve the proposed unit lots.

2. Include any required easement description provided by Seattle City Light on the face of the final plat and in the legal descriptions of the affected Unit Lots.
3. Provide an easement, covenant, or other agreement on the final plat for the proper posting of all unit lot addresses.

Signature: \_\_\_\_\_ (signature on file)  
Colin R. Vasquez, Senior Land Use Planner  
Department of Planning and Development

Date: April 19, 2012

CRV:ga

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